

Height of a building, structure or tree is measured from the msl elevation at the end of the runway to a point specified in sec. 3.2.7 or to the highest point of a tree.



2.8.5.7.B Height Measurement in Airport Hazard

WHAT HAPPENS IF MY PROPERTY IS AFFECTED BY ONE OR MORE OF THE AEZ DISTRICTS?

Development on the property must conform to all of the applicable AEZ regulations. Where there is a conflict, the most restrictive regulations apply. The AEZ district regulations apply only to those portions of a property that are within the boundaries of the district. For example, a property may be partially affected by a Compatible Use District and completely affected by a Noise Control District. The CUD regulations will apply only to that portion of the property which are mapped to be included in that district, while development on the entire property must adhere to the NCD regulations.

WILL THE AEZ BOUNDARIES EVER CHANGE?

Yes, the boundaries of the AEZ may change. Since the AEZ was adopted, it has been modified to reflect changes in current or future aircraft operations at TIA and DM. Those boundaries may be changed again in the future through a planning process which includes public hearings.

IF I LIVE IN A HIGH NOISE AREA DO I HAVE TO SOUND PROOF MY HOUSE?

Generally, no. Existing use of property may be continued and reasonable repairs of buildings can be made. The regulations of the NCDs apply to an existing house in a high noise area when it is being expanded.

CAN I PUT A MOBILE HOME IN THE HIGH NOISE AREAS?

Mobile homes are not allowed in an NCD, except when they are already

existing. Mobile homes and manufactured housing cannot be assured of providing a maximum interior noise level of 45 Ldn (an average day/night level of decibels).

CAN I GET A VARIANCE?

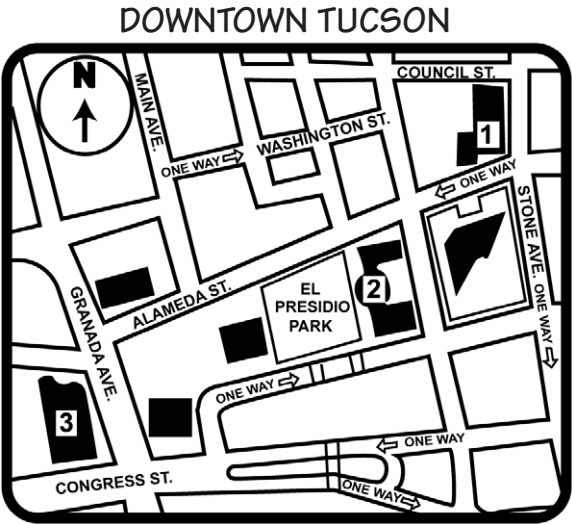
Variances to the AEZ are further regulated by Arizona State statutes. Given the emphasis on public safety and protecting future aircraft operations, variances are discouraged.

WHERE CAN I GET MAPS?

Maps which more clearly detail the areas of AEZ applicability are available at the Development Services Department (201 N. Stone Ave.).

WHAT ELSE SHOULD I DO?

If you are selling or renting your property in the AEZ, you should be aware of the notice requirements in state law. Contact State Dept. of Real Estate. There are also special building code requirements applicable in high noise areas. Contact Development Services Department 791-5550. The City recommends that, where appropriate, either the Tucson Airport Authority or Davis-Monthan Community Planning be consulted regarding potential future development in the AEZ.

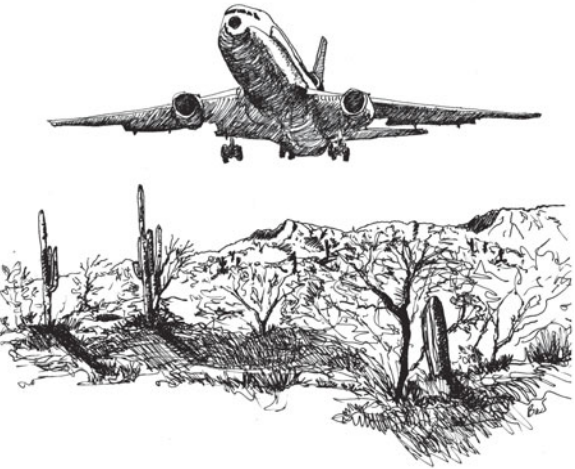


MAP	LOCATION	PROCESS
1.	Development Services Department Tucson/Pima County Public Works Building 201 N. Stone Ave. - 2nd Floor (520)791-4541 and 791-4571	Zoning & AEZ Information
1.	Development Services Department 1st Floor (520)791-5550	Building Permits & Requirements
2.	Pima County Assessor's Office 1st Floor - South Wing 115 N. Church (520)740-8630	Map & Ownership Printout of Property
3.	State of Arizona Building Real Estate Departments 400 W. Congress, Ste. 523 Dept. of Health Services (520)628-6840	Notice Requirements



Airport Environs Zone

Frequently asked questions about the Airport Environs Zone



WHAT IS THE PURPOSE OF THE AEZ?

The purpose of this overlay zone is to protect persons and property in the vicinity of the Tucson International Airport (TIA) and the Davis Monthan (DM) Air Force Base. In addition, the AEZ promotes current and future compatibility between land uses and aircraft operations.

WHAT IS THE AEZ?

AEZ is an acronym for the Airport Environs Zones. The AEZ is an overlay zone adopted by the City that is in addition to the underlying zoning of a property.

The AEZ is made up of three different districts that do not necessarily have the same boundaries. A property may be affected by one or more of the districts or zones, depending on the property's location. The Compatible Use Districts (CUD), which include Compatible Use Zones (around TIA) and Accident Potential Zones (around DM), are established near the ends of the runways. Generally, land uses are most restricted in these areas of greater aircraft accident potential. Public assembly, child-care, medical, and other uses are prohibited. Residential development densities are limited and residential development is not permitted in commercial zones. Employee density is regulated.

Noise Control Districts (NCD) are established are established for areas where the average existing or predicted future noise level from aircraft operations exceeds certain (either 65 or 70 Ldn) average day/night decibel limits. Sound attenuation to a maximum interior noise level of 45 Ldn is required for residential, office, and public accommodations. Land uses, such as day care and schools, may be prohibited.

Airport Hazard Districts (AHD) are established in aircraft approach and departure areas to prevent the establishment of uses which might interfere with aircraft operations. Building, structure, and vegetation heights are limited. Height limits range from 55 feet closest to the runways to 150 feet at the edge of the AHD. Generally, the height limits of the underlying zoning are more restrictive. Airport hazards, such as flashing lights, radio interference, landfills, atmospheric emissions, and above-ground storage of petroleum products, are prohibited.

WHAT TYPES OF DEVELOPMENT OR LAND USES ARE AFFECTED BY THE AEZ?

The provisions of the AEZ apply to: all new development; a change in, or expansion of, an existing structure; or an expansion of an existing development, on property partially or wholly within the

boundaries of the AEZ. (more on this point)

WHERE IS THE AEZ?

A map which indicates the general boundaries of the AEZ is on the inside of this brochure, but it is important to verify AEZ

applicability with the Planning Department (Zoning information 791-4541).

HOW DOES THE AEZ RELATE TO UNDERLYING ZONING?

Generally, the permitted land uses are those allowed by the underlying zone, except as restricted by the AEZ.

